

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:

HIGHLAND PROPERTY, LLC,

Debtor.

UNITED STATES TRUSTEE,

Movant,

v.

HIGHLAND PROPERTY, LLC,

Respondent.

Bankruptcy No. 23-22032-CMB

Chapter 11

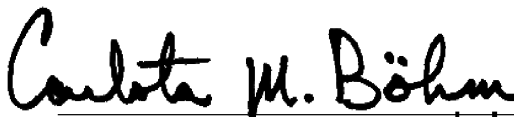
Related to Doc. No. 135

ORDER

AND NOW, this 26th day of December, 2024, upon consideration of the *Motion of the United States Trustee to Dismiss Chapter 11 Case Pursuant to 11 U.S.C. §1112(b) or, in the Alternative, to Convert the Case to Chapter 7* (“Motion,” Doc. No. 135), the Consent to the Motion (Doc. No. 146) filed by Debtor seeking dismissal without prejudice, and for the reasons set forth on the record on December 19, 2024, and finding cause to exist,

It is hereby **ORDERED** that:

1. The Motion is **GRANTED** as set forth herein.
2. The above-captioned case is **DISMISSED** without prejudice.
3. The hearing on January 7, 2025, and status conference on January 28, 2025, are **CANCELLED** as all pending matters are rendered moot due to the dismissal of the case.



Carlota M. Böhm
United States Bankruptcy Judge

dmk

FILED
12/26/24 9:22 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Highland Property, LLC
Debtor

Case No. 23-22032-CMB
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Dec 26, 2024

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 24

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 28, 2024:

Recip ID	Recipient Name and Address
db	+ Highland Property, LLC, 1364 Rostraver Road, Belle Vernon, PA 15012-4501
aty	Donald R. Calaiaro, Calaiaro Valencik, 938 Penn Avenue, Suite 501, Pittsburgh, PA 15222-3708
cr	+ Joseph Federer, 209 West 13th St, Donora, PA 15033, UNITED STATES 15033-2034
15643152	95 West Beau Street Ste. 525, 95 Wet Beau Street Ste. 525, Washington, PA 15301
15643155	+ 95 Wet Beau Street Ste. 525, 95 West Beau Street Ste. 525, Washington, PA 15301-6837
15640740	+ Authority of Borough of Charleroi, 3 McKean Ave., Charleroi, PA 15022-1436
15640742	++ COLUMBIA GAS, 290 W NATIONWIDE BLVD 5TH FL, BANKRUPTCY DEPARTMENT, COLUMBUS OH 43215-4157 address filed with court:, Columbia Gas of PA, P.O. Box 2318, Columbus, OH 43216
15640741	+ Charleroi Borough Garbage, 338 Fallowfield Ave., Charleroi, PA 15022-1409
15640743	+ Dennis J. Spyra, Esquire, 3265 Long Hollow Road, Elizabeth, PA 15037-9425
15640744	+ Joseph Federer, 209 West 13th Street, Donora, PA 15033-2034
15640745	+ Lake City Servicing, Secured Investment Corp., 701 E. Front Ave., Suite 201, Coeur D Alene, ID 83814-4914
15640746	+ Mon Valley Sewage Authority, 20 S. Washington Street, Donora, PA 15033-1394
15640747	+ PNC Bank, 840 Rostraver Road, Belle Vernon, PA 15012-1945
15698223	+ Ringgold School District, c/o James R. Wood, Esquire, 2700 Horizon Drive - Suite 100, King of Prussia, PA 19406-2726
15698224	+ Ringgold School District, c/o Portnoff Law Associates, Ltd., P. O. Box 3020, Norristown, PA 19404-3020
15640748	+ Ringold School District, c/o Portnoff Law Associates, LTD, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406-2726
15678225	+ SECURED INVESTMENT HIGH YIELD FUND II, LLC, ATTN: VINCENT DIMAIOLO, JR. ESQ., FEIN, SUCH, KAHN & SHEPARD, P.C., 7660 IMPERIAL WAY, SUITE 121, ALLENTOWN, PA 18195-1022
15640749	+ Washington County Tax Claim Bureau, 100 West Beau Street, Suite 205, Washington, PA 15301-4483
15641596	+ Washington County Tax Claim Office, 95 West Beau St. Ste 525, Washington, PA 15301-6837

TOTAL: 19

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
15680381	Email/Text: Bankruptcy.Notices@pnc.com	Dec 27 2024 01:22:00	PNC Bank N.A., 3232 Newmark Drive, Miamisburg OH 45342
15681662	Email/Text: Bankruptcy.Notices@pnc.com	Dec 27 2024 01:22:00	PNC Bank, National Association, 3232 Newmark Drive, Miamisburg, OH 45342
15644452	+ Email/Text: ustpregion03.pi.ecf@usdoj.gov	Dec 27 2024 01:22:00	United States Trustee, 1001 Liberty Center, Suite 970, Pittsburgh, PA 15222-3721
15675137	+ Email/Text: bankruptcy@firstenergycorp.com	Dec 27 2024 01:22:00	West Penn Power, 5001 NASA Blvd, Fairmont WV 26554-8248
15640750	+ Email/Text: bankruptcy@firstenergycorp.com	Dec 27 2024 01:22:00	West Penn Power, 800 Cabin Hill Drive, Greensburg, PA 15601-1689

TOTAL: 5

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Dec 26, 2024

Form ID: pdf900

Total Noticed: 24

Recip ID	Bypass Reason	Name and Address
cr		PNC Bank, National Association
cr		Secured Investment High Yield Fund II, LLC, FEIN, SUCH, KAHN & SHEPARD, P.C.
cr	*+	Ringgold School District, c/o Portnoff Law Associates, Ltd., P.O. Box 3020, Norristown, PA 19404-3020

TOTAL: 2 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 28, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 26, 2024 at the address(es) listed below:

Name	Email Address
Andrew Kevin Pratt	on behalf of Debtor Highland Property LLC apratt@c-vlaw.com, kmosur@c-vlaw.com;ssimmons@c-vlaw.com;akpratt.ecf@outlook.com;ncalaiaro@c-vlaw.com;aopoku@c-vlaw.com;Pratt.AndrewR141044@notify.bestcase.com;asmith@c-vlaw.com
David Bradley Bassi	on behalf of Creditor Joseph Federer dbassi@bmvlaw.com
Denise Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmlawgroup.com
Donald R. Calaiaro	on behalf of Debtor Highland Property LLC dcalaiaro@c-vlaw.com, kmosur@c-vlaw.com;ssimmons@c-vlaw.com;apratt@c-vlaw.com;ncalaiaro@c-vlaw.com;aopoku@c-vlaw.com;Calaiaro.DonaldR.R141044@notify.bestcase.com;asmith@c-vlaw.com
Elvina Rofael	on behalf of U.S. Trustee Office of the United States Trustee elvina.rofael@usdoj.gov
James R. Wood	on behalf of Creditor Ringgold School District jwood@portnoffonline.com jwood@ecf.inforuptcy.com
Jodi Hause	on behalf of U.S. Trustee Office of the United States Trustee jodi.hause@usdoj.gov David.A.Berry@usdoj.GOV;Steven.W.Albright@usdoj.GOV
Office of the United States Trustee	ustpregion03.pi.ecf@usdoj.gov
Stephen Russell Franks	on behalf of Creditor PNC Bank National Association amps@manleydeas.com
Vincent DiMaiolo	on behalf of Creditor Secured Investment High Yield Fund II LLC vdimaiolo@feinsuch.com

TOTAL: 10